



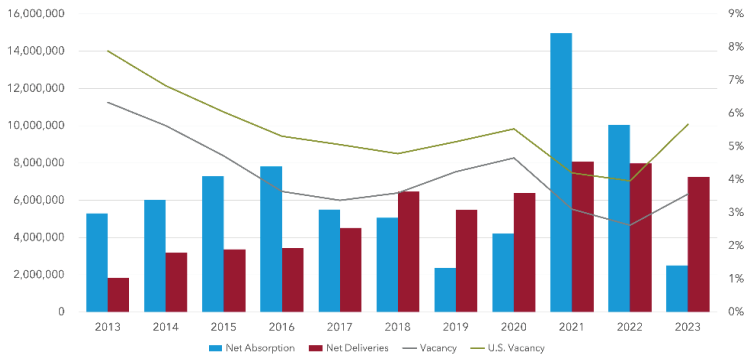
INDUSTRIAL MARKET OVERVIEW

CHRISTIAN BAENA, *Vice President*

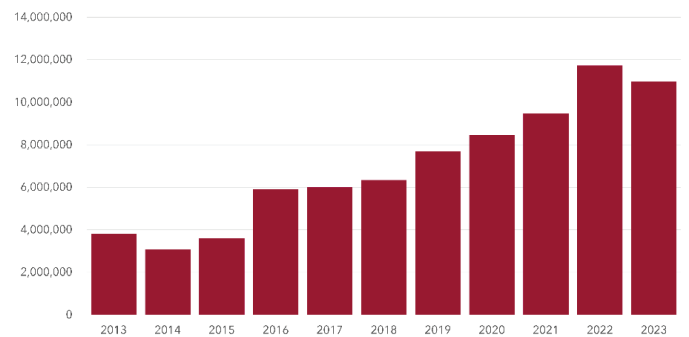
South Florida's industrial sector demonstrated significant resilience and growth. Lease rates remained robust, particularly for tenants seeking spaces over 40,000 SF, with an average NNN asking rate of \$17.15 PSF annually. This period marked a continued trend of 'flight to quality,' as older properties maintained their value without significant discounts. Importantly, operating costs stabilized, benefiting from the larger property owners' ability to distribute insurance costs over extensive policies, thus maintaining higher lease rates. Despite slight post-COVID valuation adjustments, sellers' optimism persists, unaffected by looming recession threats. Overall, the market shows a positive trajectory, underpinned by a healthy balance of limited supply and strong demand.

MARKET INDICATORS	Q4 2023	Q3 2023	Q2 2023	Q1 2023	Q4 2022
▼ 12 Mo. Net Absorption SF	2,506,157	4,085,752	6,674,772	8,855,156	10,035,719
▲ Vacancy Rate	3.1%	2.6%	2.3%	2.2%	2.3%
▲ Avg NNN Asking Rate PSF	\$17.15	\$16.76	\$16.05	\$15.45	\$14.32
▼ SF Under Construction	10,980,188	12,859,566	13,123,977	12,681,375	11,729,300
▲ Inventory SF	484,833,786	481,381,698	480,334,515	479,009,719	477,575,398

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
NW 162nd Street Hialeah, FL	312,103 SF	\$113,000,000 \$362.06 PSF	Ponte Gadea USA, Inc. Bridge Industrial	Class A
8501 NW 90th Street Medley, FL	268,232 SF	\$45,000,000 \$167.77 PSF	Pella Corporation Lawson Industries, Inc.	Class A
4141 W. 91st Place Hialeah, FL	232,620 SF	\$29,464,931 \$126.67 PSF	Property Reserve, Inc. Codina Partners	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
21301 NW 47th Avenue Miami Gardens, FL	397,167 SF	Bridge Industrial	Iberia Foods	Grocery Retailer
8501 NW 80th Street Medley, FL	257,074 SF	L&B Realty Advisors, LLP	Nestle	Food Processing
6905-6909 NW 25th Street Miami, FL	145,855 SF	Prologis, Inc.	The Queen's Flowers Corp	Florist Wholesaler